

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
5-7		WINTER ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:
Owner 1:	LEONE LORNA L & MARIE-ETAL		
Owner 2:	DAVID A TRS		
Owner 3:			
Street 1:	53 IRVING STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02476		Type:

## PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

## NARRATIVE DESCRIPTION

This parcel contains .42 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1890, having primarily Wood Shingle Exterior and 4073 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Area
104	Two Family		18306		Sq. Ft.	Site

Total AC/HA:	0.42025	Total SF/SM:	18306
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	18306.000	780,900	8,300	775,300	1,564,500
Total Card	0.420	780,900	8,300	775,300	1,564,500
Total Parcel	0.420	780,900	8,300	775,300	1,564,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		384.14	/Parcel: 384.14

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	780,900	8300	18,306.	775,300	1,564,500		Year end	12/23/2021
2021	104	FV	743,400	8300	18,306.	775,300	1,527,000		Year End Roll	12/10/2020
2020	104	FV	743,400	8300	18,306.	775,300	1,527,000	1,527,000	Year End Roll	12/18/2019
2019	104	FV	601,100	8300	18,306.	823,800	1,433,200	1,433,200	Year End Roll	1/3/2019
2018	104	FV	601,100	8300	18,306.	600,900	1,210,300	1,210,300	Year End Roll	12/20/2017
2017	104	FV	564,000	8300	18,306.	523,400	1,095,700	1,095,700	Year End Roll	1/3/2017
2016	104	FV	564,000	8300	18,306.	445,800	1,018,100	1,018,100	Year End	1/4/2016
2015	104	FV	471,100	8300	18,306.	436,100	915,500	915,500	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2017	MEAS&NOTICE	KB	Kevin B
3/31/2009	Meas/Inspect	345	PATRIOT
2/17/2000	Mailer Sent		
2/17/2000	Meas/Inspect	270	PATRIOT
8/18/1993		PC	PHIL C

Sign:
VERIFICATION OF VISIT NOT DATA
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	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340						775,300	

775,340	Spl Credit	Total:	775,300
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APPAISED:	1,564,500 /	1,564,500
USE VALUE:	1,564,500 /	1,564,500
ASSESSED:	1,564,500 /	1,564,500



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	19642
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

